

FOR SALE

**DEVELOPMENT/OWNER OCCUPIER OPPORTUNITY** 

Swan Mead Day Centre, 105 Queens Road, East Grinstead, West Sussex, RH19 1BE

# **PRICE | OIEO £215,000**

## **DEVELOPMENT/OWNER OCCUPIER OPPORTUNITY**

#### **DESCRIPTION**

- Former community centre.
- · Ground floor and basement plus parking.
- GIA 1,995 sq ft (185 sq m) excluding basement.
- · Scope for repurposing to residential or office use.
- Rare owner occupier opportunity.
- To be sold with VP.

#### LOCATION

- Town centre location close to amenities.
- East Grinstead Station 0.5 miles.

## **PRICE**

Offers in Excess of £215,000 Freehold.

## **DATA ROOM**

To view the data room click here.

#### **RATES**

The current 2023 Rateable Value is £2,750.

## **VAT**

VAT exempt.

#### **LEGAL COSTS**

Each party is to be responsible for their own legal fees.

### **EPC**

An EPC is being prepared and will be available shortly.









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